

# S M A L L H O M E S

*of Brick and Tile*

developed by

STRUCTURAL CLAY PRODUCTS INSTITUTE

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sponsored by the

NATIONAL HOMES FOUNDATION

the cooperative program of  
the United States Government  
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From the collection of:

Jim Draeger

# F O R E W O R D

THE EIGHT small homes shown in this publication have been developed by the Structural Clay Products Institute and sponsored by The National Homes Foundation in a cooperative program with the United States Government and the building industry.

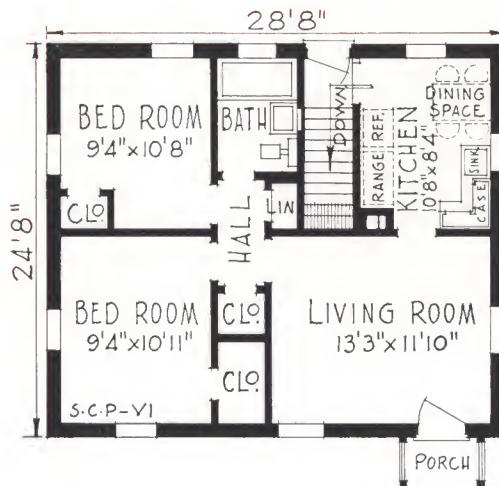
The architectural design and floor plans of these homes are the work of experts, and hence represent the last word in efficiency and living comfort. Study them carefully before you make a selection, because you, the prospective owner of a home, know best the requirements needed to happily and healthfully house your family. Good planning goes beyond good construction, for good planning means good living, which in turn creates that mellowing influence of family life that transforms the hard cold materials of the house into the warm, placid friendliness of a real home. May you be happy in your selection.



The National Authority on Brick and Tile Construction

# HOUSE SCP - VI

A COMPACT AND most efficiently planned home of four rooms and bath. The arrangement of the plan permits the greatest space utilization in the rooms, yet affords easy and private accessibility through the well located hall space. Note that the bedrooms are separated from the kitchen and living room by the bathroom and closets. Each of the rooms has two windows for adequate cross ventilation.



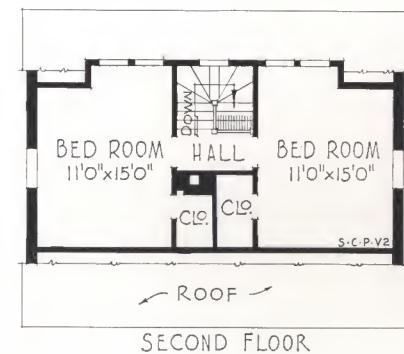
Built of brick and structural tile, this home will remain forever modern, since neither time nor weather can detract from the original appearance of these hard-burned clay materials. Brick affords such a variety of finishes and warm colors that any individual preference can be expressed, so to remain for all time, as the color and texture of brick are permanently burned in and hence can never fade or lose their pleasing charm.

- The home is truly designed for economy, with trim minimized, yet sufficiently maintained to present a pleasant and home-like appearance. The charming latticed entrance is an individual decorative detail and the soldier course of brick at the cornice line enhances and unifies the design.

# HOUSE SCP-V2



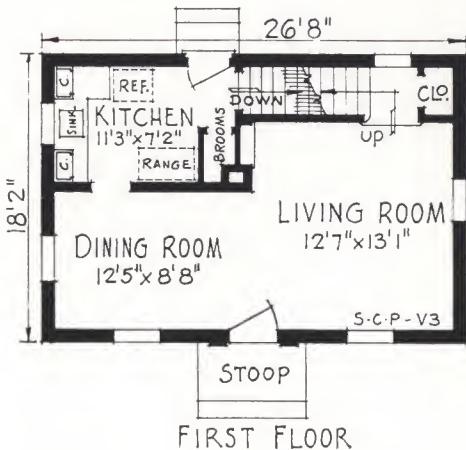
THIS DELIGHTFUL home affords much more interior space than the appearance would indicate, since the space beneath the pitched roof is utilized for two ample size bedrooms, as indicated on the plan. Stairs from these rooms lead directly to the lower hall and afford private accessibility to the first floor bath. The plan in general is flexible, since the lower floor can be used as two bedrooms, kitchen and living room if necessary, or one of the bedrooms can be used as a dining room, depending on the size of the family.



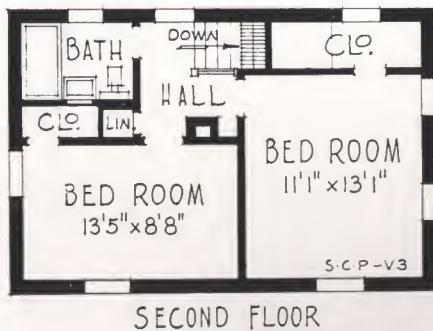
The entranceway, shutters and trim are painted white to contrast with the natural warm colors of the brick. The low garden wall tends to give spaciousness to the exterior appearance and at the same time provides privacy to the outdoor living area toward the rear of the house.

# HOUSE SCP - V3

A POPULAR TYPE of home, traditionally Colonial in feeling with its simple attractiveness, this two-story five room house appears larger than it is. The rooms are well placed, ample in size, with the dining and living rooms combined into one room extending across the entire front of the house.

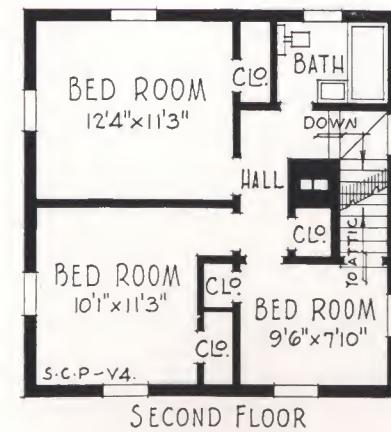
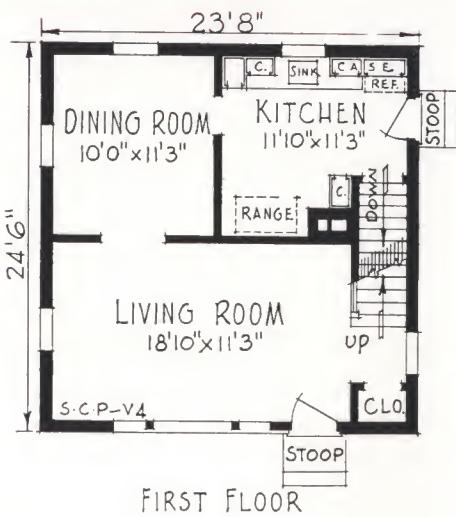


• Although the early Colonial homes were built of frame, the great desire for economy in maintenance, added beauty and permanence has resulted in brick being more and more utilized. This change in material brought further charm to the already pleasing architectural design, since brick offer such a large variety of warm colors and pleasant textures.



SECOND FLOOR

# HOUSE SCP - V4



HERE IS A style of home that is always popular, never out of style, and one which continues to maintain its position of dignity in any American community. Built on Colonial lines, it enjoys the distinction of providing the maximum in living space as can be seen in the efficient arrangement of the commodious rooms. The white trim gives sparkle and freshness to this practical home and the fenestration and millwork follow the Colonial

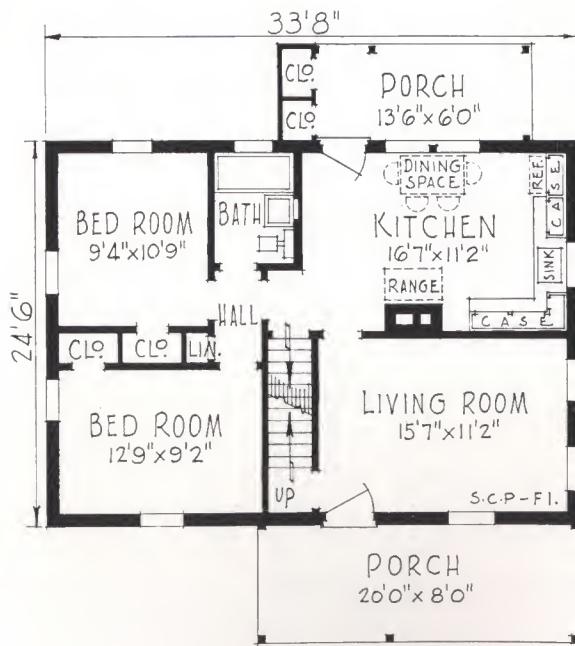
trend. The walls are built of brick, thereby affording complete fire protection, high insulation to the passage of heat, and practically no maintenance costs.

## HOUSE SCP-FI



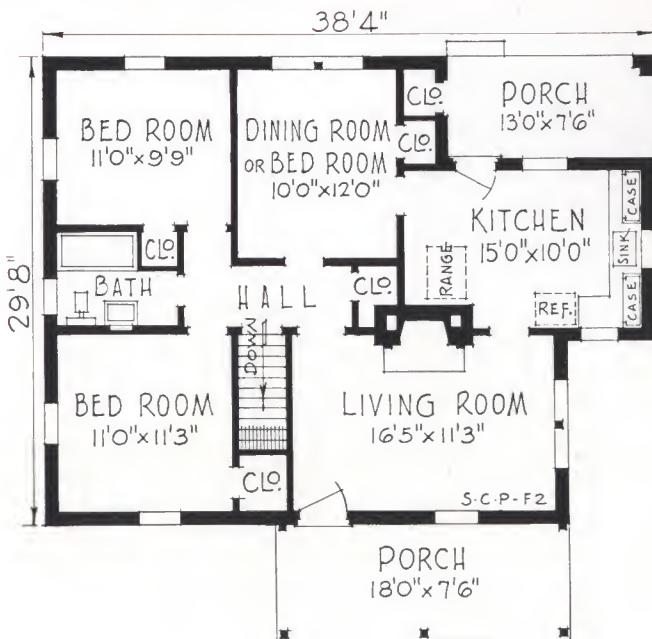
THIS LOW TYPE home, with its graceful sloping lines, is especially adapted to the rolling contours and fertile fields of the farm lands. Though small in exterior appearance, the four rooms and bath are ample in size, the kitchen being especially large, thereby permitting the segregation of the working space away from the rear entrance traffic.

- Facing tile is used in the construction of the exterior walls, which is available in many colors, all permanent and everlasting. In addition to being fireproof, facing tile eliminate all need of painting, and being permanent, necessitate no upkeep. In addition, depreciation is reduced to a minimum, for tile is entirely impervious to the ravages of weather and time.



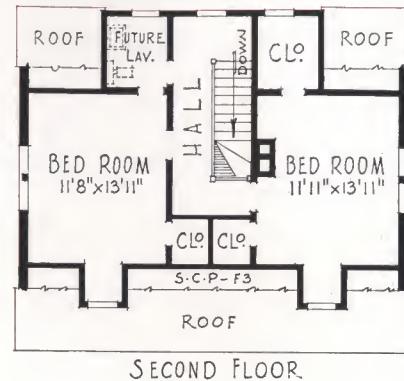
## HOUSE SCP-F2

SIMPLE IN exterior design, yet of ample interior proportions, this efficiently designed home can be utilized to suit different family conditions. The plan can be made to serve with three bedrooms, living room and kitchen, or if two bedrooms will suffice, the room connecting with the kitchen can be used for dining purposes. With this arrangement, the two bedrooms, with bath between, afford utmost privacy, yet easy accessibility. The plans further provide a full basement for storage. By the use of area ways, the home is given spacious horizontal proportions and the brick walls give dignity and stability to its outward appearance. Economy in owning this home is assured, since brick need no further beauty treatments as their warm colors are as permanent as they are pleasing. Fire protection is likewise assured as well as complete freedom from rodents or burrowing insects, such as termites.



# HOUSE SCP-F3

EVERY SQUARE foot of this cozy home has been used to provide maximum living comfort without, in any way, sacrificing the symmetrical lines of the exterior design. Like other plans shown herein, it affords various arrangements for family requirements by providing space which may be used as a bedroom if needed, as a dining room, or for some other utilitarian purpose. And like the others, its walls of brick provides fire protection, comfort, economy and everlasting warm beauty.



SECOND FLOOR

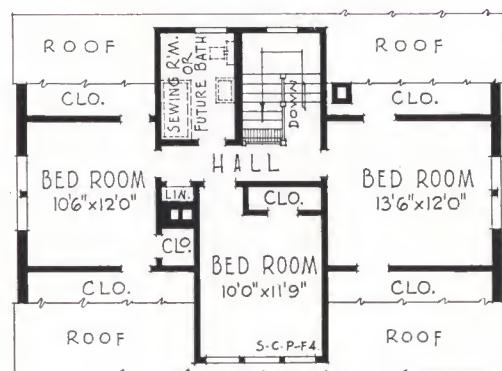


FIRST FLOOR

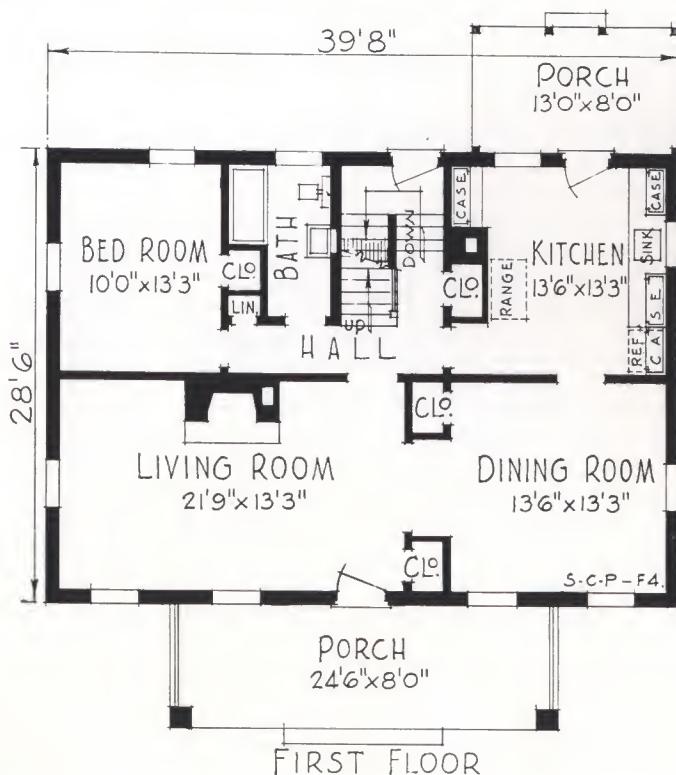
## HOUSE SCP-F4

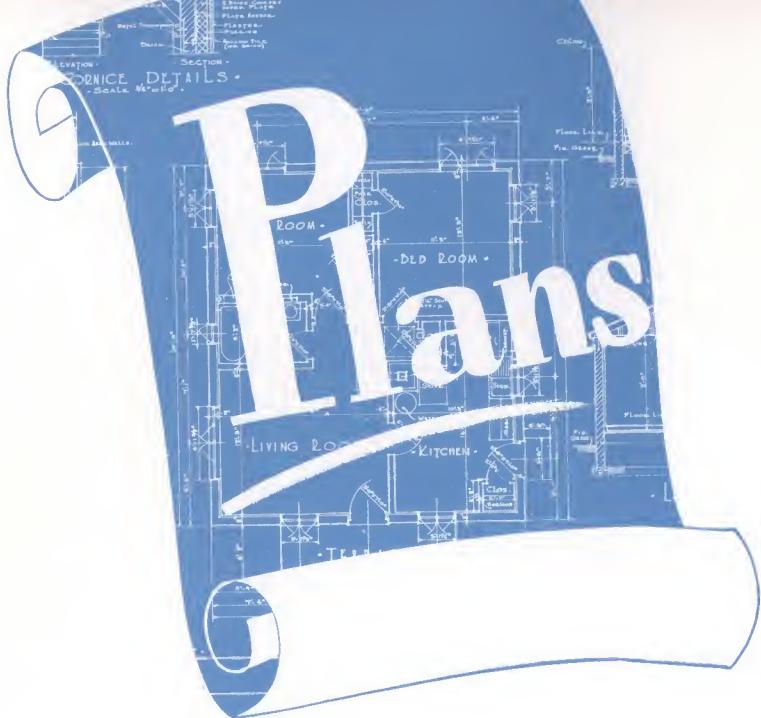


- The upper floor with three bedrooms is arranged so an additional bath may be installed directly over the first floor bath, thereby making the installation of plumbing most economical. The exterior, with its simple sturdy proportions and dormer grouping, reflects the Dutch Colonial influence. Facing tile is used in the outer walls, thereby assuring complete fire protection, absence of upkeep, choice of colors, beauty and permanence, which are all inherent qualities of burned clay units.



THIS is the largest home of those shown, with seven rooms and bath, and so conveniently arranged that the initial cost may be kept down to initial room space requirements and expanded to serve a growing family as needed. In addition to the large living room, dining room and kitchen, the first floor provides a bedroom adjacent the bath, a most convenient arrangement in case of sickness or emergency.

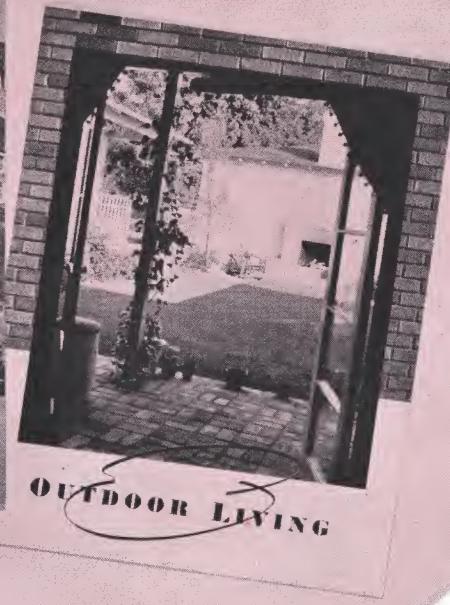
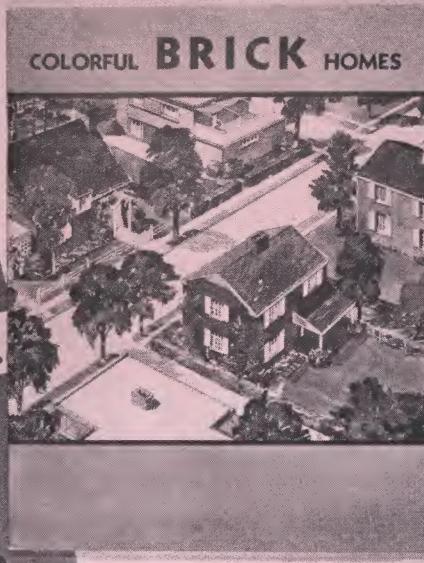
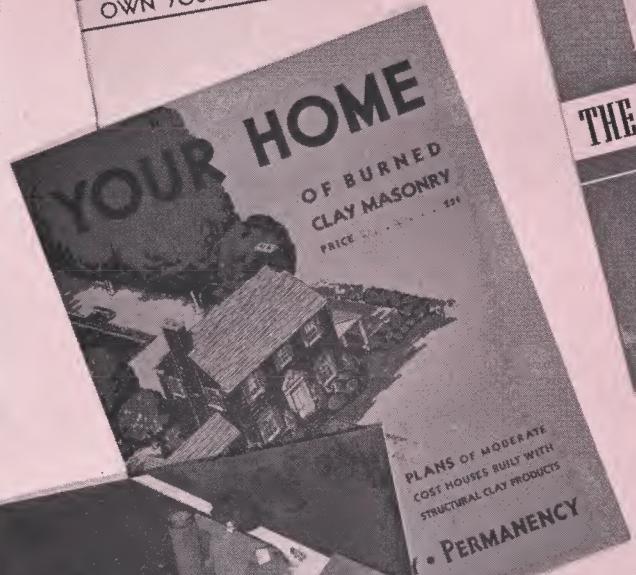




## WORKING DRAWINGS

HAVING LOOKED over the plans and details of these homes, we hope that you have been able to select one of suitable room arrangement and size to suit your needs. The next step is to make proper financial arrangements, select your site and embark upon the thrilling experience of building a home. Naturally you will need complete plans for the home you have selected, and these have been prepared and made available at a very nominal cost. These plans, complete in every detail, have been prepared by licensed architects and are in full accord with the minimum requirements of the Federal Housing Administration. For plans or further information, write to the:

**STRUCTURAL CLAY PRODUCTS INSTITUTE**  
**1756 K ST. N. W.** . . . . . **WASHINGTON, D. C.**



## ASSISTANCE TO HOME BUILDERS

Careful preparation precludes petty disappointments in building, and to acquaint home builders with the essential facts leading to actual home construction and owning, these additional publications have been prepared to serve as useful guides in planning and building a home and ever continuing its beautification.

**Own Your Own Home**—covers all planning details from site selection to actual construction. Invaluable to those who plan to build.—Price 10¢.

**Your Home of Burned Clay Masonry**—contains valuable construction facts and a collection of loose leaf plan sheets showing excellent examples of better building.—Price 50¢.

**STRUCTURAL  
1756 K ST. N. W.**

**Colorful Brick Homes**—features 23 plans of brick homes, illustrated in color, and much valuable information on planning and constructing a home of your own.—Price 65¢.

**Outdoor Living**—an essential publication for those who plan to beautify their grounds with pools, terraces, walks, garden walls and other touches of refinement.—Price 25¢.

**CLAY PRODUCTS INSTITUTE  
WASHINGTON, D. C.**

**Heart of the Home**—deals with the interior and exterior fire place—the necessary adjunct to American life which today is enjoying the greatest popular favor of its long career.—Price 25¢.

**Brick and Tile on the Farm**—is more than necessary to those interested in the construction of all types of farm buildings from tool sheds to barns and houses.—Price 20¢.

# The Government Can Help You

**TO BUILD • TO MODERNIZE • TO EQUIP**

The Central Housing Committee on Rural Housing, representing governmental agencies identified with housing, construction, and finance in rural districts, has prepared two publications, one a folder entitled "Housing Road Map" and the other a pamphlet entitled "Services", which describes the functions and services afforded by the governmental agencies.

The "Housing Road Map" gives complete information on what the various governmental agencies will do and where to apply in the event you are planning to purchase a home, to modernize or make repairs, or to install new equipment. The information is broken down to cover home builders, farmers, stockmen, tenant farmers and sharecroppers and gives complete and detailed information on the type of loans available, terms, payments and other pertinent facts for building, buying, modernizing, repairing and machinery or equipment installation, including electricity, heating, lighting, plumbing, termite control, etc. The extraction from the Housing Road Map, shown on the facing page, covers the services available if you intend to buy or build a home. Like information is included in the Housing Road Map for Modernization and Repairs and the Installation of New Equipment.

*These publications are essential guides to financing and should be in the possession of anyone planning to build, repair or install equipment. Price each—5¢.*

# Do You Need A NEW HOME?

These Agencies Can Help You	WHAT THEY DO	WHERE TO APPLY
<b>Farm Credit Administration . . .</b>	<p><b>If you are a farmer or stockman:</b> Lends funds on long-term basis for home construction through the same agencies, on same terms, amounts, and conditions as for the purchase of a farm; provided the loan is secured by the entire farm, and the residence is suited to its operation.</p>	Local National Farm Loan Association, or Farm Credit Administration District Office.
<b>Farm Security Administration . . .</b>	<p><b>If you are a tenant farmer, sharecropper, or farm laborer:</b> Lends funds for home construction under Tenant Purchase Program. Repayment period, up to 40 years.</p>	Local County Rural Rehabilitation Supervisor, or Farm Security Administration Regional Office.
<b>Federal Home Loan Bank System . . .</b>	<p><b>If you want to construct or purchase a home on a plan that fits your income:</b> Members, savings and loan associations in your community, can advance money for such purposes. Behind them are the 12 Federal Home Loan Banks with unlimited funds for financing homes.</p>	Local State and federally chartered savings and loan associations, members of the Federal Home Loan Bank System.
<b>Federal Housing Administration . . .</b>	<p><b>If you wish to build or buy a home:</b> Insures mortgages up to \$16,000; repayment period, 20-25 years; 15 percent of mortgage funds to be used for construction or repair of farm home or other farm buildings. Structure must be wholly, or in part, for residential purposes, and must meet minimum requirements as to design, materials, and locality.</p>	Local private financial institutions that have been approved by Federal Housing Administration for making mortgage loans.

